

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
R. KELLER HOPKINS
HOLLY WINGATE
J. BRUCE MEARS



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County

Planning & Zoning Commission

AGENDA

February 28, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – None.

Old Business

C/U 2157 Country Lawn Care & Maintenance, LLC (C/O Herald and Stephania Dougherty)

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.26 acres, more or less. The property is lying on the north side of Hollymount Rd., approximately 0.42 mile east of Beaver Dam Rd. 911 Address: 30435 Hollymount Rd., Harbeson. Tax Parcel: 234-11.00-78.07.

2018-26 Sweetbay – Gary C. and Anna. G Meiklejohn

HW

A cluster/ESDDOZ subdivision to divide 43.81 acres +/- into 65 single family lots to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County. The properties are lying on the north side of Zion Church Rd, approximately 1,750 ft. west of Bayard Rd. Tax Parcels: 533-11.00-81.00 and 533-11.00-82.01. Zoning District. AR-1 (Agricultural Residential District).

C/U 2158 Millsboro Solar, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar array facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 91.304 acres, more or less. The property is lying on the north side of Nine Foot Rd., approximately 0.27 mile west of Gum Tree Rd., and on the south side of Nine Foot Rd., approximately 0.2 mile west of Gum Tree Rd. 911 Address: N/A. Tax Parcels: 233-15.00-57.01 & 57.02



Public Hearings

2018-28 Ocean Meadows – Estates at Cedar Grove, LLC

KS

A cluster subdivision to divide 70.23 acres +/- into 136 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the northwest side of Beaver Dam Rd., approximately 477 ft. south of Kendale Rd. Tax Parcels: 234-2.00-2.00 and 234-2.00-2.02. Zoning District. AR-1 (Agricultural Residential District).

2018-30 Janet R. Swain

KH

A standard subdivision to divide 4.034 acres +/- into 2 single family lots with residual to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County. The property is lying on the north side of Sherman Ave., approximately 775 ft. east of North Old State Rd. and on the south side of Susquehanna Ave., approximately 625 ft. east of North Old State Rd. Tax Parcel: 330-15.13-1.00. Zoning District. AR-1 (Agricultural Residential District).

C/U 2160 Procino-Wells, & Woodland, LLC

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.91827 acre, more or less. The property is lying on the north side of Savannah Rd., approximately 878 ft. west of Dove Rd. 911 Address: 1519 Savannah Rd., Lewes. Tax Parcel: 335-12.06-3.00.

C/U 2161 Howard Weston Development Company, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a professional office for accounting, tax preparation, and bookkeeping services to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.9468 acre, more or less. The property is lying on the north side Lewes-Georgetown Hwy. (Rt. 9), approximately 0.38 mile west of Sweetbriar Rd. 911 Address: 29065 Lewes-Georgetown Hwy. (Rt. 9), Lewes. Tax Parcel: 334-4.00-80.00.

C/Z 1872 T.S. Smith & Sons, Inc.

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 25.6694 acres, more or less. The property is lying on the west side of Sussex Hwy. (Rt. 13), south side of Fawn Rd, east side of Main Street, and north side of Redden Rd. 911 Address: 8899 Redden Rd., Bridgeville. Tax Parcel: 131-10.00-89.00.

Other Business

2018-3 Fox Haven II – Phase 1

HW

Final Subdivision Plan

S-19-06 Southern Delaware Therapeutic & Recreational Horseback Riding, Inc

KS

Final Site Plan

<u>Canal Point MR-RPC</u> Revised Site Plan	KS
<u>S-17-35 Coastal Station – Phase II</u> Preliminary Site Plan	BM
<u>S-19-07 Fenwick Light</u> Preliminary Site Plan	HW
<u>Lands of Thompson</u> Minor Subdivision off a 50’ easement	KS
<u>Lands of Savage</u> Minor Subdivision off a 50’ easement	KS
<u>Lands of Lankford</u> Minor Subdivision off a 50’ easement	HW

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 21, 2019, at 4:15 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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